

MINUTES

Park, Arts and Culture Committee Meeting

Tuesday, February 17, 2015

6:00 – 7:00 PM

City Hall, Planning & Zoning Public Records Room

Participants

Committee Members: Councilor Kurt Wright, Ward 4 (KW)
Councilor Vince Brennan, Ward 3 (VB)

Staff: Jen Francis, Parks Comprehensive Planner, BPRW (JF)
Nate Wildfire, Assistant Director, CEDO (NW)
Kirsten Merriman Shapiro, Special Projects Manager, CEDO (KMS)

Others: James Lockridge, Big Heavy World

1) Approval of agenda & draft minutes from 1/20

- Meeting came to order at 6:12 pm
- Motion to approve January minutes and February agenda with amendment of public forum at time certain of 6:40 (Brennan/Wright); approved

2) Public Forum

- James Lockridge (shares Jan 25 open letter)
 - Concern that there are significant issues in local government regarding the management of arts resources in terms of transparency and fairness; wants to ensure that PACC understands that these issues exist.
 - Fear that these issues are not being heard; presentations have been made to the Council, BCA Board and PACC, yet this discussion has not materialized on subsequent agendas.
 - Seeking guidance for how these issues related to arts resources can be better received.
 - Proposes that system needs correction so that the arts can become more inclusive.
 - (VB) There will be something coming to the Council March 9.

3) PIAP Update (Wildfire)

- New Moran
 - Update since Nov 15 report (City perspective)
 - Ken Braverman was hired to support MOU/due diligence process
 - Review led by CEDO; meetings held Dec-Feb with staff, partners, art space managers, real estate experts, etc.
 - Key points from report needing clarity

- Project budget between concept proposal and due diligence report went up by 24%, essentially a whole quarter... why?
 - Substantially more extensive waterproofing determined to be necessary in order to use the basement as NM team intends
 - Making the elevator go from the bottom of the facility to the top
 - Other reasons – but good answers so far, and good exchange of information
 - Questions about project cash flow between years 1-6; in part because much of the space is dedicated to public use
 - Funding/fundraising
 - City uncertain as to whether a bank will fund this without answering key questions: who backstops the project?
 - City requiring significant contingency reserve to protect the City's interest (precedent: White River Junction aquatics facility)
 - City seeking more information about tax credit allocates' support for NM proposal
 - NM team has \$11m charitable raise; \$250k in the bank; NM team anticipates that funding will not be in place for another year; project's traditional debt is minimal
 - (KW) Would City have to invest tax payer money? Or other sources? (NW) TIF investment would not be made until other funding sources secured; other sources of City investment include staff time, building maintenance & upkeep
 - (VB) What is the deadline on use of TIF funds? How does this impact? Is more private fundraising necessary in the formula? (KMS/NW) 2025, we can only collect the state increment until this time; impacts the capacity of the district
 - (KW) **Request to have NM Team return to Council in March**
 - Permitting
 - Access (site tours, etc.)
 - Dewatering & security
 - Update since Nov 15 report (NM Team perspective)
 - Fundraising continues to happen
 - Web launch
 - December open house at Dealer.com
 - Design (thermal envelope & site), responding to City
 - New advisors
 - Weekly meetings with City
 - Next steps
 - Ken Braverman brings capacity
- Marina
 - **Likely City Council visit in March for discussion & MOU approval**; involves a new floating breakwater that would protect the water from the north
- Community Sailing Center
 - CSC Team working on long-term lease and business plan
- ECHO
 - Project might be phased and smaller than originally anticipated
- Waterfront Park
 - Parks has issued RFPs for both boardwalk and park improvements

4) Other items

- None

5) Confirmation of next meeting date

- TBD

6) Adjournment

- Meeting adjourned at 6:55 PM

DRAFT